

ORDINANCE 122578

AN ORDINANCE relating to environmental protection amending Attachment 1 to Seattle Municipal Code Section 25.05.675 to add Jefferson Park and the Mt. Baker Ridge Viewpoint as public places offering views of significant natural and human-made features.

WHEREAS, Seattle has a magnificent natural setting of greenery, mountains, and water; and

WHEREAS, visual amenities and viewing opportunities are an integral part of the City's environmental quality; and

WHEREAS, the City has developed particular sites for the public's enjoyment of views of mountains, water and skyline and has many public places where such views enhance one's experience; and

WHEREAS, it is the City's policy to protect public views of significant natural and human-made features, including Mount Rainer, the Olympic and Cascade Mountains, the Downtown skyline, Puget Sound, Lake Washington, Lake Union, and the Ship Canal, from public places consisting of the specified viewpoints, parks, scenic routes, and view corridors, identified in Attachment 1 to Seattle Municipal Code Section 25.05.675; and

WHEREAS, the Pro Parks Levy has funded two park projects that create new public sites for the public's enjoyment of views; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Attachment 1 to Subsection 25.05.675 P of the Seattle Municipal Code, as last amended by Ordinance 121792, is amended as follows:

ATTACHMENT 1

Alki Beach Park

Alki Avenue S.W.

Atlantic City Park

S. Henderson and Seward Park S.

Bagley Viewpoint

10th Avenue E. and E. Roanoke

Ballard High School

N.W. 65th Street and 14th Avenue N.W.

- 1 Banner Place
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- 5 Beacon Hill Playground
- 6 S. Holgate and 14th Avenue S.
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- 9 Jefferson Park Overlook
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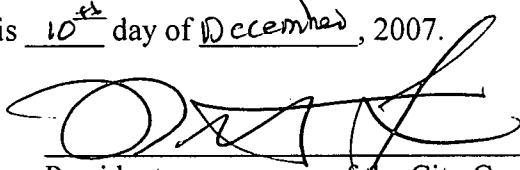


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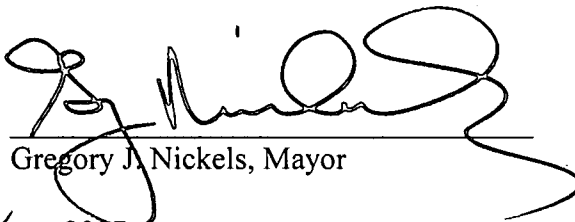
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16 map of the designated SEPA Scenic Routes described above.)

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19 after its approval by the Mayor, but if not approved and returned by the Mayor within ten (10)
20 days after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.

21 Passed by the City Council the 10th day of December, 2007, and signed by me in open
22 session in authentication of its passage this 10th day of December, 2007.

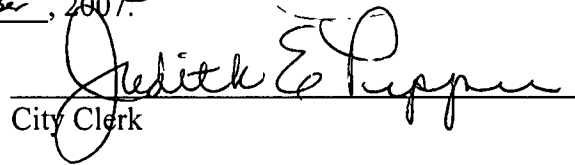
23
24 
25 President _____ of the City Council

26 Approved by me this 13th day of December
27
28



Gregory J. Nickels, Mayor

Filed by me this 14th day of December, 2007.



City Clerk

(Seal)

FISCAL NOTE FOR NON-CAPITAL PROJECTS

Department:	Contact Person/Phone:	DOF Analyst/Phone:
DPD	Mark Troxel/5-1739	Karen Grove/4-5805

Legislation Title:

An ordinance relating to environmental protection amending Attachment 1 to Seattle Municipal Code Section 25.05.675 to add Jefferson Park and the Mt. Baker Ridge Viewpoint as public places offering views of significant natural and human-made features.

- **Summary of the Legislation:**

New Parks projects have created new viewpoints at Jefferson Park and at Mt. Baker Ridge Viewpoint. The SEPA chapter lists public places from which the views are protected. This legislation will add two planned viewpoints in Jefferson Park (The Overlook and the Gatehouse Plaza) and the Mt. Baker Ridge Viewpoint to that list.

- **Background:** The Jefferson Park expansion project will bury the existing reservoir beneath a lid that will be landscaped for public use. The site's topography enables great views to the west, and the site development plan designates two areas that will be developed with signage and amenities suited to public enjoyment of those views. Mt. Baker Ridge Viewpoint is a new park at 1411 31st Ave. S. overlooking Sam Smith Park with the Downtown Skyline and the Olympics visible in the distance. All sites offer panoramic views, although the Gatehouse Plaza view is partially obscured by the existing Gatehouse. Panoramic views offer a wide viewshed within which development or tall trees is not necessarily detrimental to the view, and could possibly frame or enhance it. Environmental analysis of future development within the viewshed of these sites will need to respond to how the development will affect the protected view. Because the proposed viewpoints are located about 50 feet higher than potential nearby development sites, and the current height limits on those sites is limited to 37 feet, it is unlikely that SEPA viewpoint designation will adversely affect development potential in the Mt. Baker or Beacon Hill neighborhoods.

- *Please check one of the following:*

X This legislation does not have any financial implications.

Please list attachments to the fiscal note below:

DPD Director's Report



Director's Report and Recommendation

PUBLIC VIEWPOINTS IN JEFFERSON PARK AND AT MT. BAKER RIDGE VIEWPOINT

October 23, 2007

I. Introduction and Summary of the Proposal

Seattle's topography offers magnificent views of mountains, Puget Sound, and the city. These features define the city and viewing them from the many public vantage points afforded by the natural and constructed environment are important elements of city planning. Seattle Municipal Code Chapter 25.05, *Environmental Policies and Procedures*, sets forth a list of public viewpoints from which views are protected from the view obscuring impacts of new development. Recently, the Pro Parks Levy and other sources have enabled construction of two projects – improvements to Jefferson Park on Beacon Hill and the new Mt. Baker Ridge Viewpoint – that prominently feature public access to great views.

The new Jefferson Park site plan offers a spectacular westward panoramic view of the Duwamish, West Seattle, Downtown, Puget Sound and beyond. Designated viewing areas will be located on the western and northwestern edges of the buried reservoir at Jefferson Park. The new Mt. Baker Ridge Viewpoint is a new neighborhood-serving park perched on 31st Avenue South. Its panoramic view is also toward the west, with Rainier Valley and Beacon Hill in the foreground and Downtown, Puget Sound and the Olympics beyond.

The proposed legislation will add locations within Jefferson Park and the Mt. Baker Ridge Viewpoint to Attachment 1 of Seattle Municipal Code Section 25.05.675 P, so that their views will be explicitly protected under Seattle regulations implementing the State Environmental Policy Act (SEPA). Subsection P.2.a.i. states that

[i]t is the City's policy to protect public views of significant natural and human-made features: Mount Rainer, the Olympic and Cascade Mountains, the downtown skyline, and major bodies of water including Puget Sound, Lake Washington, Lake Union and the Ship Canal, from public places consisting of the specified viewpoints, parks, scenic routes, and view corridors, identified in Attachment 1.

If a proposed development subject to SEPA review is determined to have an adverse impact on these public views, mitigating conditions to eliminate or reduce the impact may be imposed.

II. Analysis of the Proposal

Jefferson Park. Most of Jefferson Park is open with trees located near the site edges, along Beacon Avenue South, and within the golf course areas, contributing to the park setting. The final site plan includes viewpoints along the edge of a bluff. A small plaza (the Gatehouse Plaza; *see* Figure 1) will be located just east of the existing gatehouse. An overlook in the northwestern portion of the expanded area (The Overlook; *see* Figure 1) will be on top of a landscaped berm. An elevation change of approximately 60 feet begins at the northwest corner of the park at South Spokane Street and 15th Avenue South (downhill), and rises abruptly to the east and south. This elevation change

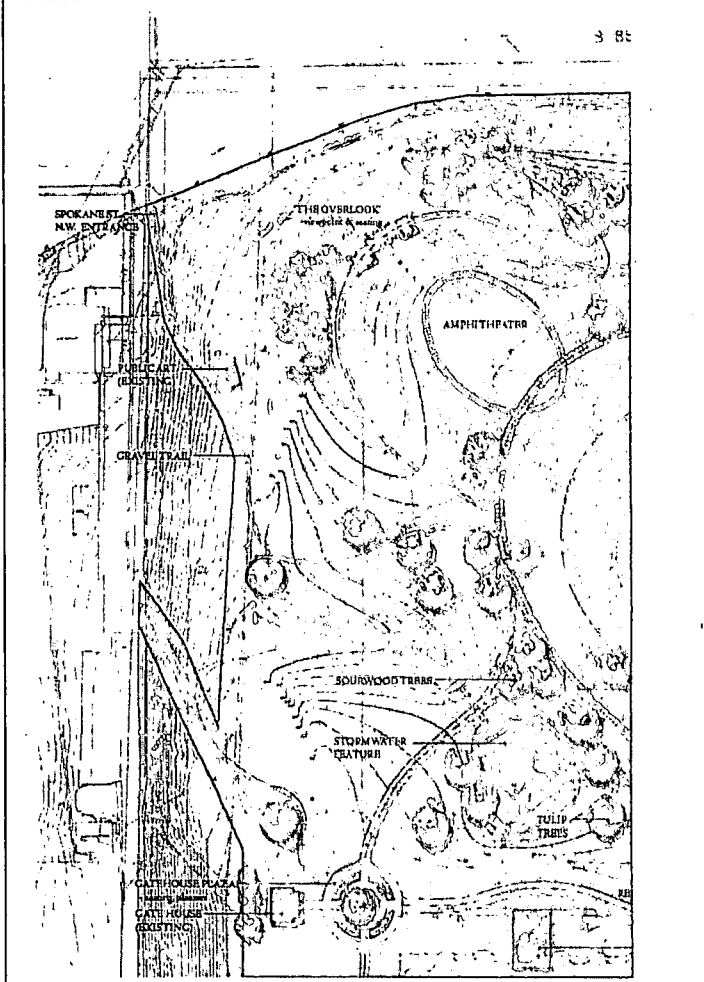


provides panoramic views west to Harbor Island, West Seattle, and the Olympic Mountains, and north to Elliott Bay and the downtown Seattle skyline.

Zoning to the west of the Jefferson Park viewpoints include Lowrise multifamily residential zoning (L1, L2, and L3 with height limits below 40 feet) with single family beyond. Maximum development potential under the current zoning would not block significant views. Further west is I-5 and the low-lying Duwamish industrial area.

These are panoramic views that will change both seasonally and over time as vegetation matures and is replaced. Seattle Parks and Recreation will manage the park and the associated views in accordance with their adopted vegetation management plan. When the viewshed is very wide, vegetation can enhance the view by framing it, by screening less attractive foreground features, or by being an aesthetically pleasing element in its own right. Both of the planned viewing areas within the park will be enhanced by landscaping in the foreground that will grow and change seasonally.

Figure 1: Northwest Corner of Jefferson Park Site Plan

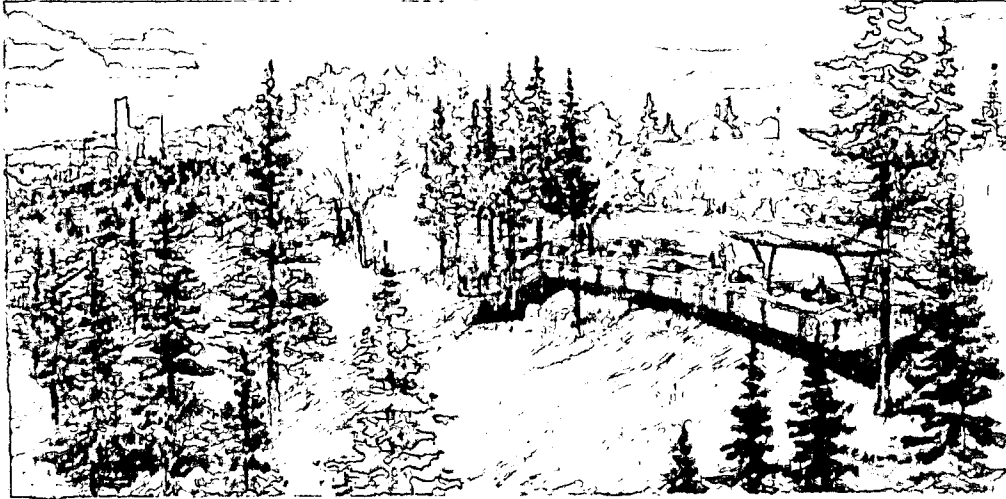


Mt. Baker Ridge Viewpoint. The Mt. Baker Ridge Viewpoint was acquired in 2003 with Pro Parks Levy funds. It features a unique sculptural viewing platform that extends from the sidewalk over a steep slope down approximately 80 feet to the lid over I-90 and Sam Smith Park overlooking Downtown, Beacon Hill, Elliott Bay and the Olympics. (See Figure 2.)

Permitted height of structures within 500 feet to the west is limited to 35 feet. Sam Smith Park is located further west, some LDT (Lowrise Duplex/Triplex) zoning to the Northwest, and a mix of Lowrise 2 and single family zoning.

Vegetation management for the Mt Baker Ridge Viewpoint will take advantage of nearby coniferous trees that will frame the view and provide shade and interest to the viewing platform. The view from the platform will change both seasonally and over time as vegetation matures and is replaced. The coniferous trees to the west of the site are located on property owned by the Washington State Department of Transportation (WSDOT). Any vegetation management must be done in cooperation with WSDOT.

Figure 2: Rendering of Mt. Baker Ridge Viewpoint



IV. Recommendation

DPD recommends adoption of the proposed amendments to SMC 25.05.675 that will designate Jefferson Park viewpoints and the Mt. Baker Ridge Viewpoint as protected public views under SEPA.

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15
16
17 _____
President _____ of the City Council

18 Approved by me this ____ day of _____, 2007.

19
20
21 _____
Gregory J. Nickels, Mayor

22 Filed by me this ____ day of _____, 2007.

23
24 _____
City Clerk

25 (Seal)
26
27
28

STATE OF WASHINGTON – KING COUNTY

--SS.

218552
CITY OF SEATTLE, CLERKS OFFICE

No.

Affidavit of Publication

The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a daily newspaper in Seattle, King County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of this newspaper. The Daily Journal of Commerce was on the 12th day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

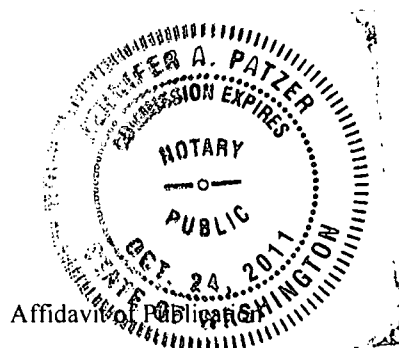
The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

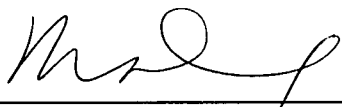
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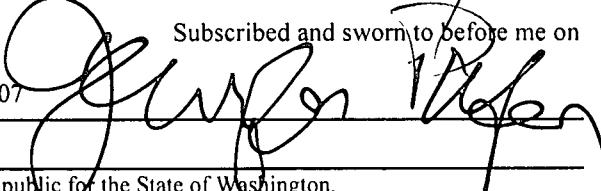
was published on

12/18/07

The amount of the fee charged for the foregoing publication is the sum of \$ 488.25, which amount has been paid in full.





Subscribed and sworn to before me on
12/18/07 

Notary public for the State of Washington,
residing in Seattle

City of Seattle

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WHEREAS, the Pro Parks Levy has funded two park projects that create new public sites for the public's enjoyment of views; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Attachment 1 to Subsection 25.05.675 P of the Seattle Municipal Code, as last amended by Ordinance 121792, is amended as follows:

ATTACHMENT 1

Alki Beach Park
Alki Avenue S.W.
Atlantic City Park
S. Henderson and Seward Park S.
Bagley Viewpoint
10th Avenue E. and E. Roanoke
Ballard High School
N.W. 65th Street and 14th Avenue N.W.
Banner Place
N.E. Banner Place off N.E. 75th Street
Bayview Playground
24th Avenue W. and W. Raye Street
Beacon Hill Playground
S. Holgate and 14th Avenue S.
Belvidere Viewpoint
S.W. Admiral Way and S.W. Olga
Bhy Kracke Park
Bigelow North and Cornstock Place
Bitter Lake Playground
N. 130th and Linden Avenue N.
Briarcliff Elementary School
W. Dravus and 38th Avenue W.
Broadview Elementary School
12515 Greenwood Avenue N.
Carkeek Park
N.W. 110th off N. Greenwood
Cleveland High School
S. Lucile and 15th Avenue S.
Colman Park
36th S. and Lakeside S.
Colman Playground
23rd Avenue S. and S. Grant
Commodore Park
W. Commodore Way and W. Gilman
Denny Blaine Park
Lake Washington Boulevard E. and 40th E.

Discovery Park
36th W. and W. Government Way
Emerson Elementary School
9709 60th Avenue S.
Emma Schmitz Overlook
Beach Drive S.W. and S.W. Alaska
Four Columns
Pike and Boren at I-5
Frink Park
Lake Washington Boulevard and S. Jackson
Gasworks Park
N. Northlake Way and Meridian Avenue N.
Genesee Park
45th Avenue S. and S. Genesee
Golden Gardens Park
North end of Seaview Avenue N.W.
Green Lake
Beaches (E. Green Lake Drive N. and W. Green Lake Drive N.)
Playfield (E. Green Lake Drive N. and Latona Avenue N.E.)
Park (N. 73rd Street and Green Lake Drive N.)
Community Center (Latona Avenue N.E. and E. Green Lake Drive N.)
Hamilton Viewpoint
California Avenue S.W. and S.W. Donald
Harborview Hospital Viewpoint
Eighth and Jefferson
Harbor Vista Park
1660 Harbor Avenue S.W.
Highland Park Playground
S.W. Thistle and 11th S.W.
Hughes Elementary School
S.W. Holden and 32nd Avenue S.W.
Inverness Ravine
Inverness Drive N.E. off N.E. 85th Street
Jefferson Park Gatehouse Plaza
Jefferson Park Overlook
Jose Rizal Park
S. Judkins and 12th Avenue S.
Kerry Park
W. Highland and Second Avenue W.

Kinnear Park
Seventh W. and W. Olympic Place
Kobe Terrace Park and the publicly owned portions of the International District Community Garden
Sixth Avenue and Washington Street
Lakeview Park
Lake Washington Boulevard E. and E. McGilvra
Lawton Playground
W. Emerson and Williams Avenue W.
Leschi Park
Lakeside W. off E. Alder
Lincoln Park
Fauntleroy S.W. and S.W. Webster
Louisa Boren Lookout/Boren
Interlaken Park
15th E. and E. Garfield
Lowman Beach
Beach Drive S.W. and 48th Avenue S.W.
Lynn Street-end Park
Lynn Street at east side of Lake Union
McCurdy Park
E. Hamlin and E. Park Drive
Madison Park Beach
E. Madison and Lake Washington Boulevard E.
Madrona Park Beach
Lake Washington Boulevard and Madrona Drive
Magnolia Elementary School Playground
W. Smith Street and 27th Avenue W.
Maple Leaf Playground
N.E. 82nd and Roosevelt Way N.E.
Marshall Park
Betty Bowen Viewpoint
Parsons Gardens Park
Seventh W. and W. Highland
Martha Washington Park
S. Holly Street and 57th Avenue S.
Mathews Beach
N.E. 93rd and Sand Point Way N.E.
Mayfair Park
Second Avenue N. and Raye Street
Mee-Kwa-Mooks
Beach Drive S.W. and S.W. Oregon
Montlake Park
E. Shelby and E. Park Drive E.
Montlake Playfield
16th Avenue E. and E. Calhoun

Mount Baker Park
Mount Baker Ridge Viewpoint
S. McClellan and Lake Park Drive S.
Myrtle Edwards Park
Alaskan Way and Bay Street
Myrtle Street Reservoir
S.W. Myrtle and 35th S.W.
Newton Street-end Park
Newton Street at east side of Lake Union
North and South Passage Point Park
Sixth Avenue N.E. and N.E. Northlake Way
Fuhrman E. and Fairview E.
Othello Park
43rd Avenue S. and S. Othello
Pritchard Beach
55th Avenue S. and S. Grattan
Riverview Playfield
7000 Block of 12th Avenue S.W.
Roanoke Street-end Park
Roanoke Street at east side of Lake Union
Rogers Park
Third Avenue W. and W. Fulton Street
Sand Point Park/Beach
Sand Point Way N.E. and N.E. 65th Street
Schmitz Park
Admiral Way S.W. and S.W. Stevens
Seward Park Beach
Lake Washington Boulevard S. and S. Juneau
Smith Cove Park
Pier 91
Soundview Terrace Park
11th W. and W. Wheeler
Sunset Hill Viewpoint
N.W. 77th and 34th Avenue N.W.
Twelfth Avenue South Viewpoint
12th Avenue S. and S. McClellan Street
U.S. Public Health Service Hospital
1131 14th Avenue S.
Victor Steinbrueck (Market) Park
Virginia Street and Western Avenue
Viretta Park
39th Avenue E. and E. John
Volunteer Park (Tower)
1400 E. Prospect
Wallingford Playfield
N. 43rd Street and Wallingford Avenue N.
Washington Park Arboretum
E. Madison and Lake Washington Boulevard S.
Waterfront Park
Pier 57 On Alaskan Way
West Crest Park
S.W. Henderson Street and Eighth Avenue S.W.
West Seattle Municipal Golf Course
West Seattle Recreation Area
West Seattle Reservoir
S.W. Trenton Street and Eighth Avenue S.W.
West Seattle Rotary Viewpoint
S.W. Oregon Street and 35th Avenue S.W.

Woodland Park

N. 50th Street and Phinney Avenue N.

Scenic routes (1) described by Seattle transportation, Traffic Division Map and by Ordinance 97027, and (2) identified as protected view rights-of-way in the Mayor's April 1987 Open Space Policies Recommendation. (See Exhibit 1 immediately following for a map of the designated SEPA Scenic Routes described above.)

Section 2. This ordinance shall take effect and be in force thirty (30) days from and after its approval by the Mayor, but if not approved and returned by the Mayor within ten (10) days after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.

Passed by the City Council the 10th day of December, 2007, and signed by me in open session in authentication of its passage this 10th day of December, 2007.

Nick Licata

President of the City Council

Approved by me this 13th day of December, 2007.

Gregory J. Nickels, Mayor

Filed by me this 14th day of December, 2007.

(Seal) Judith Pippin

City Clerk

Publication ordered by JUDITH PIPPIN,
City Clerk

Date of publication in the Seattle Daily
Journal of Commerce, December 18, 2007.

12/18(218562)